

**THE STABLES
STRONACHLACHAR
BY ABERFOYLE
FK8 3TX**



ABOUT ARDBEG HOMES

The Ardbeg Homes development at Stronachlachar is a unique offering of six energy-efficient rural properties. Situated in the picturesque hamlet of Stronachlachar which is located at the far end of Loch Katrine, each home benefits from a sense of calm that is perfectly in keeping with the idyllic country setting. Working with our highly experienced team, Ardbeg Homes have created these remarkable rural properties, all with a distinct character that reflects the local setting. Perfect as a prestigious family home and enviable retreat these homes are carefully crafted focusing on space, light and functionality.



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SPECIFICATIONS

HEATING

- Air source heat pump
- Underfloor heating throughout
- Options to install a wood burning stove

THE KITCHEN

- Bespoke kitchen designed by Mihaus Kitchens & Bathrooms in a variety of materials and colours from Ardbeg's standard samples
- Siemens appliances
- Fridge freezer
- Dishwasher
- Washing machine
- BORA 4-ring induction hob with extractor fan (available as an optional extra)
- Choice of Silestone countertops and breakfast bar (available as an optional extra)

THE FLOORING

- Choice of Karndean flooring to hall, kitchen and living area from Ardbeg's standard range.
- Choice of floor tiles to bathrooms and en-suite, from Ardbeg's standard range

THE BATHROOMS

- Contemporary bathrooms and en-suite designed by Mihaus Kitchen & Bathrooms from Ardbeg's standard range
- Wall-mounted washbasin and WC
- Choice of ceramic tiles from Ardbeg's standard range
- Mirror with lights and demister pad
- Accessory package including heated towel radiator

FINISHES SELECTION

- All materials and other selections for which the purchaser is entitled to make a selection are to be chosen from the Ardbeg standard range. Sizes and specifications are subject to change without notice.
- Purchasers can choose to amend or add to the Ardbeg standard range. Any changes to the standard range are to be chosen with the assistance of the Ardbeg sales team and are subject to an additional charge, which must be paid for at the time of placing the order.



THE STABLES IS A COLLECTION OF FOUR NEW-BUILD HOMES SET WITHIN THE TRULY STUNNING LOCATION OF STRONACHLACHER IN THE LOCH LOMOND & TROSSACHS NATIONAL PARK. THESE HIGH-QUALITY HOMES DESIGNED TO MAXIMISE SPACE AND LIGHT, FEATURE THREE BEDROOMS, THREE BATHROOMS, AND AN OPEN-PLAN LIVING AREA THAT INCLUDES A STATEMENT KITCHEN. EACH HOME HAS A PRIVATE DRIVEWAY AND A LARGE GARDEN THAT IS IDEAL FOR FAMILIES.

The entrance hall is naturally lit, setting the tone of the property with a bright and airy welcome. The kitchen, living and dining room continues the warm invitation, sharing a generous open-plan layout to accommodate a wide range of comfortable lounge furnishings and a family dining table.

Furthermore, dual-aspect windows bring a constant flood of warm sunshine into the living space, which is cleverly zoned to meet all the expectations of modern lifestyles. Organised around a central island, a contemporary kitchen with streamlined cabinetry and integrated appliances adds to the beautiful blend of modernity. A contemporary shower room just off the hall brings further convenience to the ground floor. Upstairs, each property has three bedrooms. The master bedroom has a spacious en-suite shower room and built-in wardrobe, whilst the second double bedroom also enjoys direct access to the main bathroom and has a built-in wardrobe. The third bedroom has versatile dimensions allowing it to be used as spacious single bedroom or perhaps as a home office. The contemporary family bathroom, with built-in storage, finishes the accommodation. Externally, The Stables have an idyllic setting in Stronachlachar, with each home enjoying a private driveway for off-street parking, and a large rear garden.



ECO BUILD WITH IMPRESSIVE GREEN CREDENTIALS

To complement the beauty of its natural surroundings and to ensure the high-quality interiors are always at their best, The Stables has been extensively upgraded with state-of-the-art environmentally-friendly credentials. These luxury properties have been constructed with high-performance structural insulated panels (SIPs) ensuring Passive Standard and unrivaled thermal and energy efficiency with minimal wastage. Furthermore, the exteriors are finished with Lap cladding, which is very resilient and aesthetically pleasing, bringing a natural look that sympathetically fits with The Stables stunning location. On the inside, each home is designed to provide maximum warmth and comfort all year round, whilst maintaining optimal efficiency with low and efficient running costs. To this end, they are equipped with an air source heat pump, as well as underfloor heating throughout. They also have solar-panelled PV (fitted in the roof) to reduce the cost of utility bills and Mechanical Ventilation with Heat Recovery system (MVHR) for a continuous supply of fresh filtered air. High quality windows and doors add to the already impressive thermal standards and high levels of efficiency. LED lighting is also installed throughout for a bright and airy ambiance and improved environmental performance. All of these green features work together to provide the very best in comfort, quality, and energy and thermal efficiency. In short, each home at The Stables is an eco-friendly build with its foundations firmly in the future.



EXCEPTIONAL GREEN CREDENTIALS

CONSTRUCTION

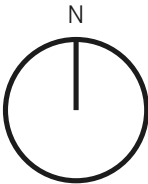
- High-performance structural insulated panels (SIPs) construction
 - Highly energy efficient
 - Low energy wastage
 - Excellent airtightness
 - Outstanding thermal performance
 - Improved acoustics
 - Eco-friendly & sustainable
- Built to Passive Standards with thermal efficiency
- Exteriors finished with resilient Lap cladding
- High-quality windows and doors with high thermal quality
- LED lighting installed throughout
- Fitted with an electric car (EV) charging point

HEATING & VENTILATION

- Air source heat pump
- Underfloor heating throughout
- Mechanical Ventilation with Heat Recovery (MVHR)
 - Continuous supply of fresh filtered air
 - Excellent clean air quality
 - Controlled air flow throughout
 - Eliminates bad odours
 - No build-up of air pollution
- Improved energy efficiency
- Solar-panelled PV (fitted in the roof) for further efficiency



SITE PLAN



LOCATION MAP



0131 258 2708

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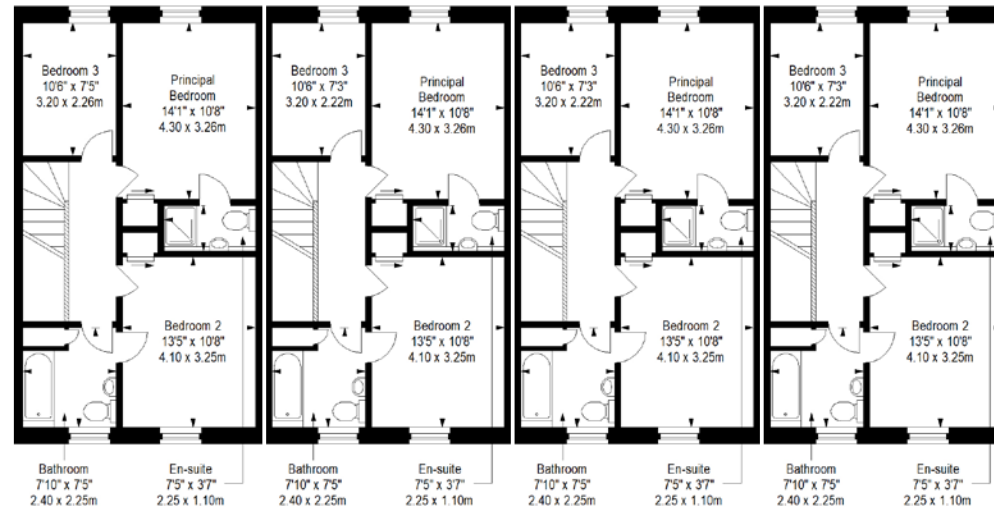
sales@homesalesandlettings.co.uk



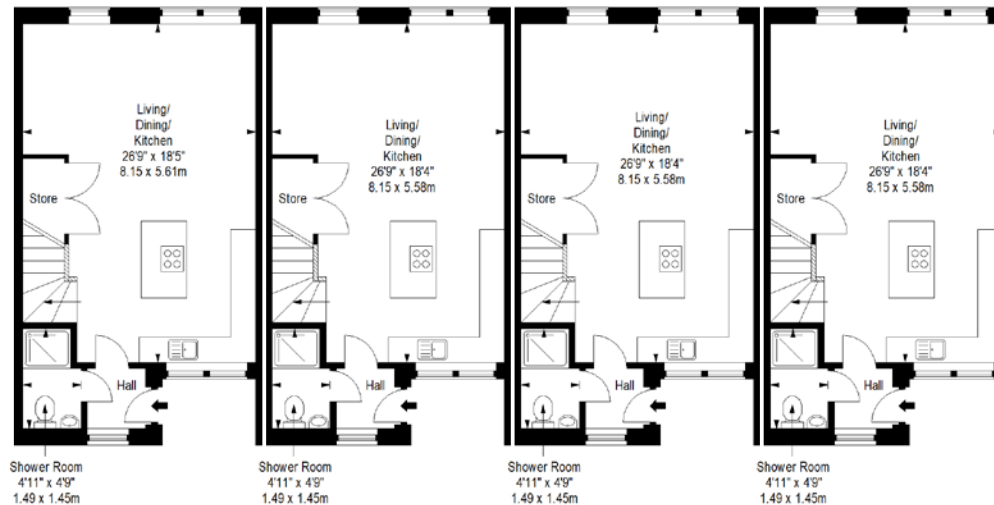
These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.

FLOORPLAN

First Floor



Ground floor



2

3

4

5

Total area approx per plot = 106.29 sq meters (sq ft 1144.09)